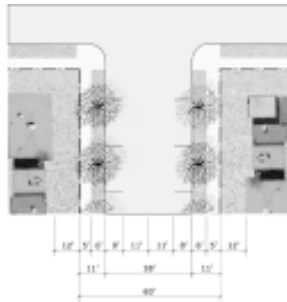


Development Guidelines

The Development Guidelines are composed of a variety of standards that describe the desired built form of the neighborhood. They include: Thoroughfare Standards, Block Standards, Urban Standards, Architectural Standards and Landscape Standards. Thoroughfare Standards guide the rights-of-way of neighborhood streets and provide dimensions for moving lanes, parking, planting and pedestrian systems. Block Standards include specifications about each block, such as area, use and building type. Urban Standards determine the placement of buildings on individual lots and blocks. Architectural Standards provide general information about the desired character of individual buildings. Landscape Standards suggest plant material, tree species and guidance for signage, lighting and paving materials.

Thoroughfare Standards



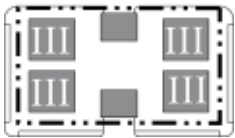
Block Standards

Block 7

BLOCK AREA:

7A: 27,700 sf

7B: 22,000 sf



Urban Standards

Main Street



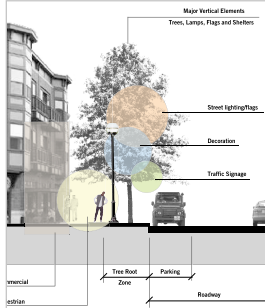
Building Use and Height

- 1. Uses of buildings should be as shown here. The only permitted use above the first story is residential.
- 2. Maximum building height should be as designated by the Block Standards.
- 3. Each building's first story should not exceed 14 feet in height, the second story should not exceed 12 feet in height, and all additional floors should not exceed 10 feet in height, measured from floor to ceiling.

Architectural Standards



Landscape Standards



Prepared for the  
SAINT PAUL ON THE MISSISSIPPI DESIGN CENTER  
In conjunction with the  
SAINT PAUL DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT  
And  
SAINT PAUL RIVERFRONT CORPORATION  
And the  
NEIGHBORHOOD DEVELOPMENT ALLIANCE  
WEST SIDE CITIZENS ORGANIZATION  
RIVERVIEW ECONOMIC DEVELOPMENT ASSOCIATION  
OPUS ARCHITECTS AND ENGINEERS, INC.  
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Prepared by  
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The *West Side Flats Master Plan* is intended for use by developers, community-based organizations, City departments and agencies, architects, landscape architects, residents and business owners to guide the design of both private development and public improvements on the West Side Flats. In some cases, there may be a formal City role in the use of the *Master Plan* (e.g. site plan review, development agreements, public financing), where compliance with the guidelines and standards may be required. In other cases, the review may be more informal, such as when prospective developers confer with the West Side Citizens Organization or the Saint Paul on the Mississippi Design Center to receive feedback or assistance on a particular proposal. In any event, the *West Side Flats Master Plan and Development Guidelines* should be used to inform and guide new development so that it is consistent with the community's vision of how best to "complete" the West Side.



West Side Flats

Master Plan & Development Guidelines

Executive Summary

The West Side Flats (a 45-acre area bordered by Wabasha Street, Plato Boulevard, Robert Street and the Mississippi River) provide a unique opportunity. While the area has suffered from disinvestment over the last several decades and is currently the location of several acres of vacant land, the Flats hold great promise to be transformed in a way that will *complement* the greater West Side area and *reconnect* it to the Mississippi River. A mix of residential, commercial, entertainment and recreational uses will fill this "hole in the urban fabric" and revitalize this long-neglected section of the Mississippi Riverfront.

The *West Side Flats Master Plan and Development Guidelines* are rooted in strong, deeply-held visions shared by the larger West Side community and the City as a whole, including the *Saint Paul on the Mississippi Development Framework*, *West Side Flats Development Strategy* and *West Side Flats Conceptual Master Plan*. Each of these documents further refines the overarching vision of a city of neighborhoods connected to the Mississippi River, and sets the stage for the specific guidelines and standards of the *West Side Flats Master Plan*.



Master Plan

The *West Side Flats Master Plan* seeks to create a balanced, sustainable place that incorporates the environment, the economy and the community into a riverfront neighborhood. Each of the ten principles of the *Development Framework* has been carefully followed to emphasize the environmental context, urban structure, movement of people and cars, and a prominent public realm.

The *West Side Flats Master Plan* was prepared through a collaboration of the West Side Organization, the Neighborhood Development Alliance, the Riverview Economic Development Association, the Saint Paul Riverfront Corporation, the Saint Paul on the Mississippi Design Center, the City of Saint Paul and representatives of JLT Group, the designated master developer for the Flats. It illustrates how the vision shared by these entities – and laid out in the *Saint Paul on the Mississippi Development Framework*, *West Side Flats Development Strategy* and *West Side Flats Conceptual Master Plan* – should be implemented at the neighborhood, block, parcel and building scale.

The Master Plan exhibits the notion of ‘urban village’ in several ways:

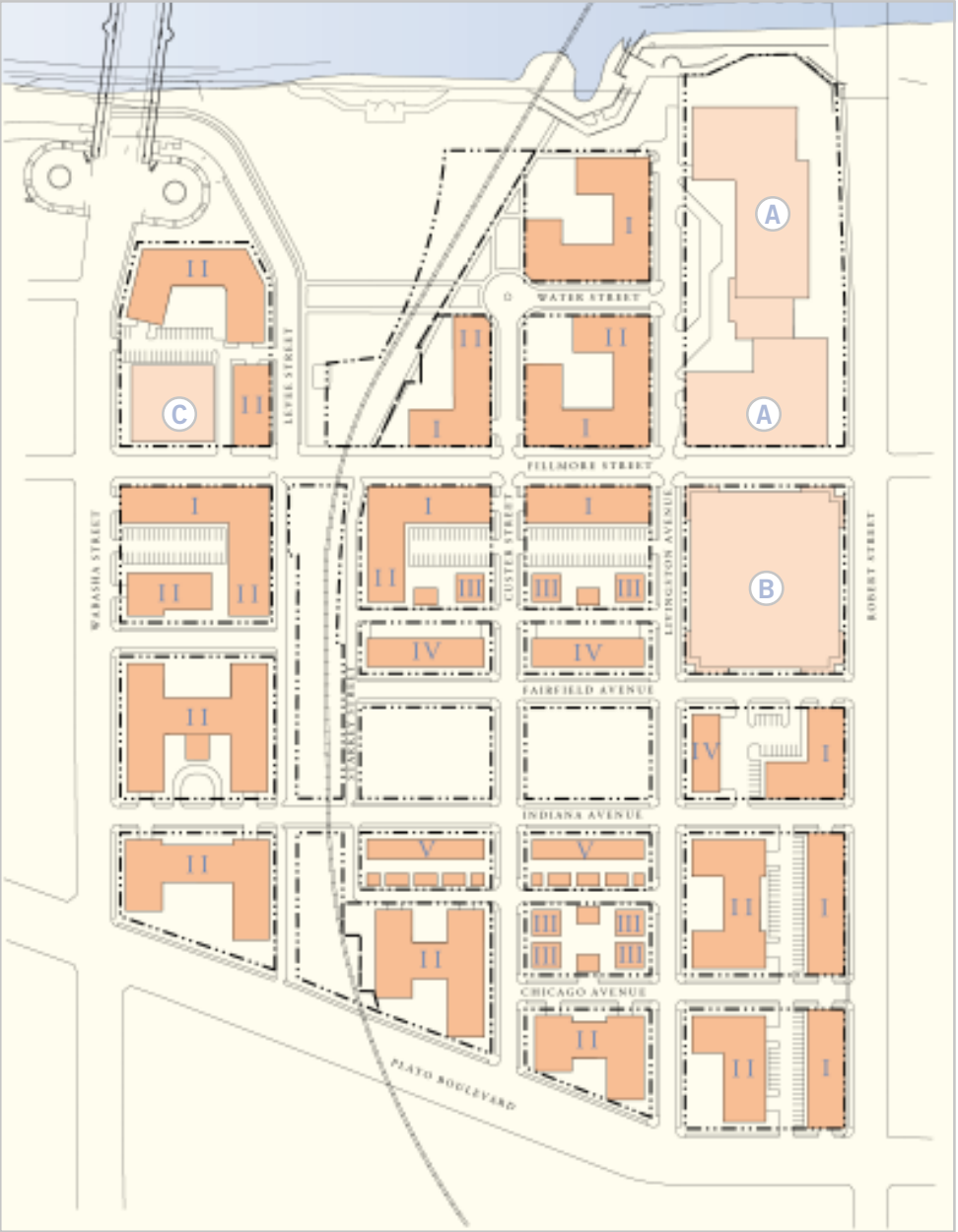
- It is a true mixed-use neighborhood, patterned after many viable Saint Paul models.
- It is decidedly part of a larger whole: the greater West Side neighborhood and the great river corridor.
- It places at the forefront of its physical design a prominent public realm of the river esplanade, green streets and neighborhood- scale parks and open spaces.
- It is based on the historic pattern of streets and infrastructure that in an earlier time supported people who lived and worked in this area, and that integrates new development with existing neighborhood fabric.

Four major physical features that are key to the plan:

1. The prominent public realm of river esplanade, green streets (that are multi-use and connected), and public parks and open spaces.
2. The greater river environment that requires sensitive management of stormwater runoff and encourages the use of indigenous plants and materials.
3. A wide variety and mix of uses not only in the neighborhood but within the vertical envelope of the buildings.
4. A sensitive relationship to the greater river ecology and bluff lands.



- (A) RIVER FRONT ESPLANADE
- (B) STORMWATER POND
- (C) COMMUNITY BUILDING
- (D) LINEAR GREENWAY
- (E) NEIGHBORHOOD PARK
- (F) US BANK

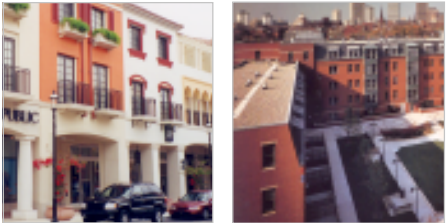


BUILDING TYPE	UNITS	COMMERCIAL / OFFICE SPACE
Type I	733	170,000
Type II	513	
Type III	42	
Type IV	18	
Type V/VI	16	
Accessory	6	
US Bank (A)		350,000
Parking Structure (B)		
Total	1,330	520,000

Existing Llewellyn Building (C)

Building Types

A major feature of the neighborhood is a variety and mix of building types.



Main Street Type I  
Courtyard Apartment Type II



Mansion House Type III  
Rowhouse Type V



Townhouse Type IV  
Live-Work Type VI

SUSTAINABLE DESIGN

Sustainable design offers a way of mitigating our impact, and creating safe objects of long-term value. It is the conception and realization of ecologically, economically and ethically responsible development and expression.

The Master Plan contains sustainable design strategies for the neighborhood as a whole, for development at the block level, and for individual buildings.